



**Southampton Township**  
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PLANNING COMMISSION MEETING FOR  
JUNE 20, 2017  
6:00PM AT THE SOUTHAMPTON TOWNSHIP BUILDING

**Members Present**

Jack Benhart – Chairman  
Dave Rohr – Vice Chairman  
Daryl Zimmerman  
Glenn Pugh  
George Pomeroy  
Rebecca Wiser  
Maria Misner – Recording Secretary

**Others Present**

Tim Cormany – Martin & Martin

**Visitors Present**

Delvin Zullinger – Curfman/Zullinger  
Joshua Proctor – Rowe Run Rd  
Kurt Williams – Salzman Hughes  
Scott Bert – HRG  
Dave Thomas – Matrix

Chairman Benhart opened the Planning Commission meeting of June 20th at 6:00pm.

Approval of Minutes from May 17, 2017

MOTION: Daryl Zimmerman moved to approve the minutes from May 17, 2017. Dave Rohr seconded the motion which passed unanimously.

SD2017-003 Stephen Bender - Subdivision

MOTION: A motion to remove SD2017-003 Stephen Bender - Subdivision from the table was made by Dave Rohr and seconded by Rebecca Wisner.

Dave Rohr stated that Jamie White, Fire chief has looked at the revised plans and commented that they are satisfactory.

Mr. Cormany stated that all of the stormwater comments have been addressed and the only thing outstanding is review by the Township Solicitor of the Right-of-Way Agreement between the Proctors and Landis Weaver for the access lane.

MOTION: Maria Misner moved to approve SD2017-003 Stephen Bender Subdivision, George Pomeroy seconded the motion which passed unanimously.

C 2017-001 Matrix - Conditional Hearing

This is for the Byers tract, adjacent to United Business Park. This hearing is for Planning Commission to attach conditions to a permitted use.

Dave Thomas stated that Matrix purchased the Byers farm when it came up for auction in 2016. They felt it would be a good fit with Lot 1D and Lot 6.

Scott Bert gave a review of the proposed 1.14 million SF warehouse.

The main access is off of Olde Scotland Road. They would have to go through a PennDOT HOP application/permit which would dictate some of the improvements. Emergency access is off of Woods Road.

Scott indicated that screened berms and plantings would be used to eliminate the view from the residences.

Additional screening is put along White Church Road and along the building on both Woods Road and White Church Road.

Scott presented line-of-sight drawings for the neighboring residents. Existing trees will obscure much of the line of sight on three of the residents.

The lighting will only be 30' high and will be lower than the top of the building.

Tim Cormany discussed his comments from his letter dated June 16, 2017 (below).

- 1. The plan proposes construction of a 1.14 million square foot warehouse/logistics and distribution facility on 90.3 acres. Under Section 39-1102.F of the Township Code, such a use is classified as a conditional use in the C-I district. The conditional use process must take place prior to any formal land development application.*
- 2. The proposed construction also includes truck loading docks, trailer spaces, and employee parking spaces with access from a single point of entry across Lot 1D of the adjoining United Business Park onto S.R. 696. An emergency access is also shown onto Woods Road. There is currently no proposed access to White Church Road. A traffic impact study and PennDOT permitting are required for the proposed facility.*
- 3. A total of four storm water detention basins are shown surrounding the proposed building on three sides.*
- 4. Two separate 200-foot buffer areas are shown on the northeast and southwest corners of the site. Additional detail will be required concerning this screening. If a design alternative to the current requirements of Township Code Section 31-908 is proposed, a modification of requirements would be need to be requested and granted by the Supervisors prior to formal land development plan submission. It should also be noted that a small amount of parking appears to encroach in both illustrated buffer areas. This would also need to be addressed or redesigned. A feature titled "ramp drive-in" is now proposed within said buffer. Also, the Code requires plantings on the interior 25' of the buffer.*
- 5. Utility approvals, review and comment from the Fire Chief, lighting review, and earthmoving permits will also be requirements of any Township land development approvals.*
- 6. The applicant would be required to meet all other applicable requirements of the Township SALDO and Zoning Ordinance.*
- 7. A traffic impact study has been provided for review. It is highly recommended that the Township provide a copy to its traffic engineer for review and comment prior to the land development stage. Please note that some initial observations include the need for a left turn lane on Olde Scotland Road, and an assumption of 2,140 average daily trips (ADT) including an estimate of 600 potential employees. Also, there is mention of a separate accident analysis that was not provided. During scoping discussions there is also reference to a crest vertical curve on Olde Scotland Road that hinders adequate sight distance and needs to be addressed. Finally, the applicant should ensure that the study adequately addresses the Township's criteria in §31-808 as well as any PennDOT criteria.*

8. *The application also references an attached affidavit that wasn't found in this office's copy of the materials.*

9. *The application is unable to answer several questions in any great detail at the present time due to the inability to identify a specific end-user. The application should include some additional discussion related to §39-1102.F.6.c and d. The PPC plan and narrative referenced therein should be described at minimum in general terms and content. Also, any approval should be conditioned upon those items, and any others currently unavailable, being provided as part of the land development plan.*

10. *The application indicates intent to provide building elevations at the time of the public hearing. Line of sight profiles have been provided.*

11. *In addition to this office's comments, the Board should consider any public comment obtained at the time of the public hearing and any additional comments from the Township Planning Commission and the County Planning Department as part of its deliberations. Keep in mind that the proposed use is a permitted use via the conditional use process so long as the requirements of the Township Zoning Ordinance are demonstrated to be satisfactorily met. Additionally, the Board may impose reasonable conditions in the public interest where necessary. Based on the information provided, our office has no objection to an approval with conditions based on the above commentary and any valid input from others at the time of the hearing.*

Chairman Benhart felt that Matrix tried to present a comprehensive plan that meets the ordinance.

There were no further recommendations by the Planning Commission.

MOTION: George Pomeroy moved to recommend approval with Tim Cormany's comments being included. Dave Rohr seconded the motion which passed unanimously.

#### Adjournment

The Planning Commission meeting was adjourned at 6:49 on a motion by Glenn Pugh and a second by Rebecca Wisner. Motion passed unanimously.

Respectfully submitted

Maria Misner  
Recording Secretary

